

Residential Tenancies Board

Determination Order

Ref: DR1220-67019

In the matter of Brian Boyle, Roisin Boyle [Applicant Tenants] and Marion Shannon [Respondent Landlord] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination with a date of service of 7th December 2020, served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at Drumharrieff, Pettigo, Co. Donegal, F94X313 is invalid.
2. The Applicant Tenants shall continue to pay rent from 27th April 2021, being the date of the Adjudication Hearing, to the Respondent Landlord at the rate of €600 per month, unless lawfully varied, and any other charges as set out in the terms of the tenancy agreement, for each month or part thereof, until such time as the above dwelling is vacated by the Applicant Tenants and any other persons residing therein.
3. The Notice of Termination with a date of expiry of the 15th October 2021 served by the Respondent Landlord on the Applicant Tenants, in respect of the tenancy of the dwelling at the above address is valid.
4. The Applicant Tenants and any other persons residing in the above dwelling shall vacate and give up possession of the above dwelling on or before the 15th October 2021.
5. The Respondent Landlord shall refund the security deposit of €600 to the Applicant Tenants, upon the Applicant Tenants vacating and giving up possession of the above dwelling, less any amounts properly withheld in accordance with the provisions of the Act.

This Order was made by the Residential Tenancies Board on 11 August 2021.



Geraldine Norton

Higher Executive Officer

Duly authorised to sign on behalf of the Director